

**CITY OF BRIGHTON  
PLANNING COMMISSION  
MINUTES**

**January 12, 2016**

**Approved as presented**

**I. CALL TO ORDER**

**Chairman Demarest called the meeting to order at 6:06 p.m.**

**II. ROLL CALL**

Roll call was taken with the following Commissioners in attendance: Archie Demarest, Dick Hodge, Fidel Balderas, and Farid Jalil.

Matt Johnston was excused from attendance.

Alternate, Chris Maslanik was not present and no call was received.

Alternate, Philip Covarrubias notified Commission he would be arriving late as he had an interview with City Council.

**STAFF PRESENT:** Lauren Simmons, Senior Planner; Joshua Tetzlaff, Associate Planner; Michael Ellsberry, Development Engineer; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

**III. MINUTES OF PREVIOUS MEETINGS**

Minutes from the November 10, 2015 Planning Commission meeting were approved as presented.

**Motion by Commissioner Balderas**

**Second by Commissioner Hodge**

**Voting Aye: All Present**

**IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA**

None recognized

**V. PUBLIC HEARING ITEMS**

1. Brighton Commons PUD – Joshua Tetzlaff presenting

**Chair invited Staff to present, summarized:**

Mr. Tetzlaff entered the staff report into public record and discussed the item as outlined in the staff report. He confirmed legal publication and posting were completed for this hearing. Mr. Tetzlaff stood ready for questions.

**Chair called for questions from Commission to Staff, summarized:**

- Commission commented on the lack of residents in the audience, because at past public hearings concerning this site some of them did not want to see it developed; especially with businesses such as gas stations, fast food restaurants, liquor stores, etc. Mr. Tetzlaff assured Commission legal postings, publications and notifications were completed for this hearing.

**Chair called for the Applicant to address Commission, summarized:**

Josh Rowland, Applicant's Representative, LAI Design Group, 88 Inverness Cr. E.,

## **Planning Commission Minutes**

January 12, 2016

Page 2

---

Englewood, CO 80111

Mr. Rowland explained that perhaps the residents are more accepting of certain commercial uses on this site now as there are several stores such as King Soopers, a tire shop, and a 7-Eleven in the area now. He stated they had a very productive neighborhood meeting with the residents and had positive feedback from them. They mentioned some uses such as offices, medical offices and perhaps a restaurant and Walgreens would be good uses there. Mr. Rowland said this PUD has been crafted to prohibit the types of uses they had concerns with as well as uses that create sound and light pollution. They also are working on improving the lighted intersection. In addition, a lot of work and planning is going into the access points and parking for the site. Mr. Rowland stated they are trying to create a PUD that has flexibility, is not offensive to the neighbors and is a quality, small scale development.

**Chair called for the public to address Commission as Proponents and/or Opponents to this application, summarized:**

None recognized

**Chair called for questions from Commission to Applicant, summarized:**

- The applicant stated they are promoting a pedestrian connection and a bike trail circulating into Bromley Park. Signalized pedestrian crossings will be completed.
- Mr. Rowland sees the site compatible with medical offices and restaurants.
- Mr. Rowland explained that breaking down the site into separate lots enables several different businesses to operate there so it does not become one big obtrusive use. The residents at the neighborhood meeting expressed that they preferred that.

**Chair closed the public portion at 6:38 p.m.**

**Chair called for discussion among Commission, summarized:**

None

**Motion to forward to City Council with a recommendation of approval for the Brighton Commons PUD to replace the existing zone district of RE (Rural Estate).**

**Motion by Commissioner Jalil**

**Second by Commissioner Balderas**

**Voting Aye: All present**

### **VI. OLD BUSINESS**

**Motion to continue discussion on public improvements and infrastructure until the next meeting.**

**Motion by Commissioner Balderas**

**Second by Commissioner Hodge**

**Voting Aye: All present**

### **VII. NEW BUSINESS**

**Commission continued the vote on the Chairman and Vice-Chairman positions to the next meeting and when all Commissioners are present.**

**Planning Commission Minutes**

January 12, 2016

Page 3

---

**VIII. REPORTS**

None

Commissioner Covarrubias arrived to the meeting at 6:55 p.m.

**IX. ADJOURNMENT**

**Motion to adjourn at 7:00 p.m.**

**Motion by Commissioner Hodge  
Second by Commissioner Balderas**

**Voting Aye: All present**